

AA-7879
Administrative Special Permit

To demolish a shed located in the northeast corner of
the rear yard of the property

Mr. & Mrs. Michael Friedman
23 West Irving Street



March 17, 2021

Mr. & Ms. Michael Friedman
23 West Irving Street
Chevy Chase, MD 20815

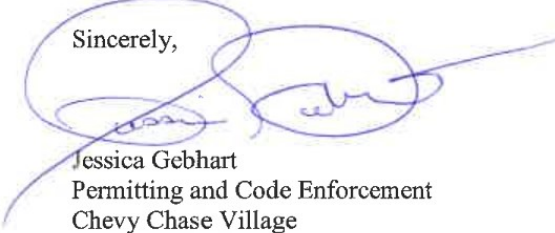
Dear Mr. and Ms. Friedman:

Please note that your request for an administrative Special Permit to demolish the rear yard shed on your property is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 17th day of March, 2021 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,



Jessica Gebhart
Permitting and Code Enforcement
Chevy Chase Village

enclosures

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

ELISSA A. LEONARD
Chair

ROBERT C. GOODWIN, JR.
Vice Chair

DAVID L. WINSTEAD
Secretary

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Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

**CHEVY CHASE VILLAGE
NOTICE OF ADMINISTRATIVE SPECIAL PERMIT REQUEST**

Please take notice that the Chevy Chase Village Building Officer and Village Manager will conduct an administrative review of a Special Permit application for the following:

**APPEAL NUMBER AA-7879
MR. AND MRS. MICHAEL FRIEDMAN
23 WEST IRVING STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek an administrative Special Permit pursuant to Section 8-11 of the Chevy Chase Village Building Code to demolish a shed located in the northeast corner of the rear yard of the property.

The Chevy Chase Village Code Sec. 8-18 states:

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain an administrative Special Permit pursuant to Sec. 8-11 for such demolition in order to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be viewed on the Village website at www.chevyCHASEvillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) to abutting property owners on the 17th day of March, 2021. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

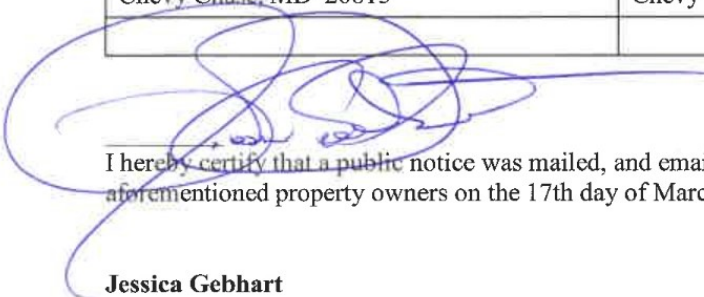
**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEALS AA-7879

**MR. & MRS. MICHAEL FRIEDMAN
23 WEST IRVING STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners

Mr. Tom Moore and Ms. Betsy Williams Or Current Resident 20 West Kirke Street Chevy Chase, MD 20815	Mr. and Ms. Brendan Babbington Or Current Resident 25 West Irving Street Chevy Chase, MD 20815
Mr. and Ms. Andrew Herman Or Current Resident 22 West Irving Street Chevy Chase, MD 20815	Mr. & Ms. Andrew Herman Or Current Resident 20 West Irving Street Chevy Chase, MD 20815



I hereby certify that a public notice was mailed, and emailed where possible, to the
aforementioned property owners on the 17th day of March 2021.

**Jessica Gebhart
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**

Online Form Submittal: Application for an Administrative Special Permit

noreply@civicplus.com <noreply@civicplus.com>

Thu 12/10/2020 03:32 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Application for an Administrative Special Permit

Step 1

Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting , or take other action where such permission is required by this Chapter. The administrative Special Permit is a written authorization from the Building Officer and Village Manager pursuant to Sec. 8-11 permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property:	23 West Irving Street
Describe the Proposed Project:	Complete demolition of 200SF shed in rear yard, including foundation and associated pavers at grade. Building permit application was submitted to Chevy Chase Village on 12/09/2020.
Applicant Name(s) (List all property owners):	Mike Friedman, Adena Friedman
Phone Number	7578171087
Cell Number	Field not completed.
Email Address	sean@fowlkesstudio.com
Address (if different from property address):	1711 Connecticut Ave NW, 204B, Washington, DC 20009
For Village staff use:	
(Section Break)	
Filing Requirments:	Field not completed.
(Section Break)	

Affidavit
I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements in this matter. I hereby authorize the Village Manager, or the Manager’s designee, to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Electronic Signature Agreement	I agree.
Electronic Signature	Sean P. Haislip
Date:	Field not completed.
Electronic Signature Agreement	I agree.
Electronic Signature	Sean P. Haislip
Date:	Field not completed.

Step 2

Describe the basis for the Special Permit
(Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:	The Special Permit would not adversely affect public health, safety or welfare; as it would allow for the complete demolition of a private shed in the rear yard of 23 West Irving Street. The shed was not built with the original construction of the house, thus we do not reasonably anticipate any hazardous materials will be present during demolition. The contractor will take reasonable measures to minimize dust and debris dispersement during demolition, similar to measures reasonably expected by any other residential licensed contractor. The shed is set back approximately 6'-0" from the rear property line and approximately 8'-11" from the east property line. The shed is not directly visible from West Irving Street, thus we do not anticipate any adverse affects to the
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street front. The shed is being removed for a new landscaping project on both 23 West Irving Street and 16 Magnolia Parkway. The owner of 23 West Irving also owns 16 Magnolia Parkway, thus the shed's demolition is part of a reasonable improvement for the properties.

Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8 or Chapter 25 of the Chevy Chase Village Code:	As noted above, the demolition of the rear shed (accessory structure) will not adversely affect the public health, safety, or welfare of the adjoining properties. The accessory structure is set back approximately 6'-0" from the north property line separating the property from Lots 13 & 14. The accessory structure is set back approximately 8'-11" from 16 Magnolia Parkway, to the east, which is held by the same owner as 23 West Irving Street. Given these conditions, we believe the demolition work will be done in a reasonable manner and without substantial impairment to the intent of Chapter 8 and Section 8-18 of the Chevy Chase Village Code.
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In exercising its powers in connection with an administrative special permit request, the Chevy Chase Village Building Officer and the Village Manager may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Fees
Per Village Code Sec. 6-2(a)(24):

For new construction:

Filing Fee Cost
\$300

Quantity	0
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For replacing existing non-conformities:

\$150

	0
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For demolition of main building:

\$2,250

	0
--	---

For demolition of accessory building or structure:

\$250

	1
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For fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way:

\$300

	0
--	---

File Upload	201209_23 West Irving_Shed Demo Drawings.pdf
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Email not displaying correctly? [View it in your browser.](#)

RE: Building Residential Permit Revision 925090 - Updated

1 message

Dallas, Mariella <Mariella.Dallas@montgomerycountymd.gov>
To: Sean Haislip <Sean@fowlkesstudio.com>

Thu, Feb 4, 2021 at 5:01 PM

Good afternoon Sean,

DPS does not require demolition permits for sheds and having the demolition of the shed shown on the approved set of drawing is sufficient and part of the approved scope of work.

The only time DPS will issue a demolition permit for Residential Construction is when the entire home is being demolished for demo-rebuilt permits.

Best,

Mariella Dallas, AIA

Senior Permitting Services Specialist

Montgomery County Department of Permitting Services

[2425 Reedie Drive, 7th Floor, Wheaton, MD 20902](#)

phone: 240-7776301



From: Sean Haislip <Sean@fowlkesstudio.com>
Sent: Thursday, February 4, 2021 4:33 PM
To: Dallas, Mariella <Mariella.Dallas@montgomerycountymd.gov>
Subject: Re: Building Residential Permit Revision 925090 - Updated

[EXTERNAL EMAIL]

Mariella

Good afternoon

Thank you for reviewing our recent permit revision. We forwarded all of the requisite drawings to Chevy Chase Village.

The village has asked us to provide more clarity on the shed that is to be demolished in the rear yard. Given that this was shown on the drawings for the permit revision, is the shed demolition work permitted? Or do we need to submit for a separate demolition permit?

Regards,

Sean Haislip, AIA

FOWLKES STUDIO
[1711 Connecticut Ave NW](#), 204B
Washington, DC 20009
757-817-1087



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: November 16, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: Shed demolition, construction of detached accessory structure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 14, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

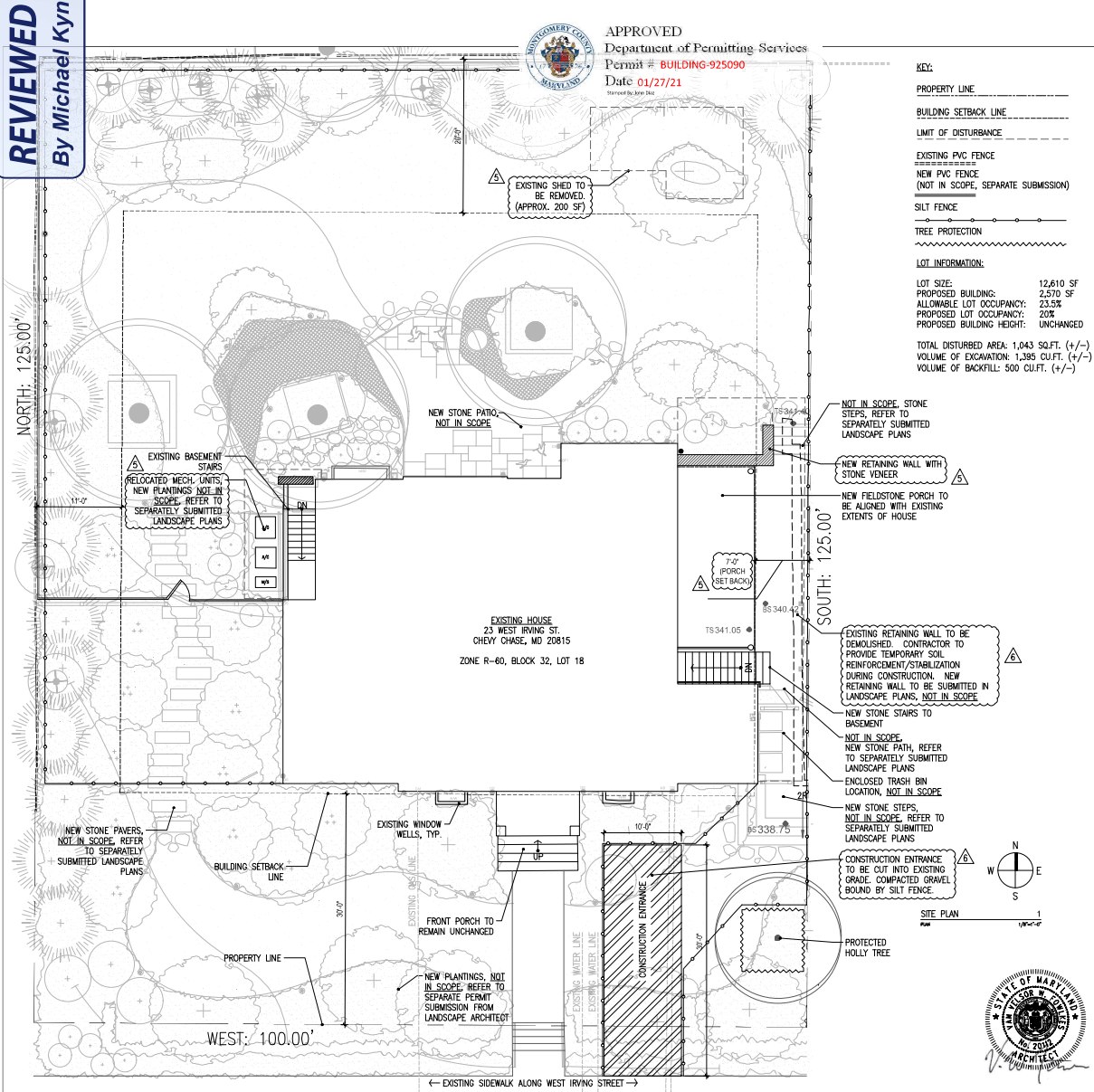
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Richard Kline (David Jones, Architect)
Address: 7 Primrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



REVIEWED
By Michael Kym



1111 Connecticut Ave, NW 204
Washington, DC 20039
(202) 788-1016

**FOWLKES FS
STUDIO**

WEST IRVING
23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:
Renovation and addition of two-story home with a basement.

Owner:
Mike Friedman & Adena Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815

Builder:
Horizon Houseworks, LLC
201 Defense Highway, Suite 202
Annapolis, MD 21401

Issue Date:
2020 May 21
2020 May 29
2020 June 3
2020 July 6
2020 July 21
2020 August 21
2020 September 15
2020 November 2
2020 November 17
2020 November 19
Porch Revisions
Structural SD
HAWP Submission
Interior Coordination
Structural Coordination
Permit Set
Permit Revisions
CCV Revisions
CCV Submission
Site Plan Revisions

scale: 1/8" = 1'-0"

title: **SITE PLAN**

number: **CIV001**

GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated August, 2019.
- Total lot area: Lot 18 = 12,500 sq. ft.
Lots 15 & 16 = 15,618 sq. ft.
- Properties are located on Tax Map HN 341 and WSSC 207 Sheet 208NW04.
- Properties are located on Soils Survey Map Number 27.
Soil type(s): ZB, Gleyed Urban and Complex, HSD "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C045SD.
- Properties are located in the Potomac River Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Electric - Pepco
Telephone - Verizon
Gas - Washington Gas
- Properties are located in the incorporated municipality of Chevy Chase Village.
- This plan was created without the benefit of a title report.

ZONING DATA (LOTS 15 & 16)

- 1) Zoning: R-40
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at B.W. = 25 ft.
Minimum Lot Width at E.R.L. = 60 ft.
- Front B.R.L. (Magnolia Parkway) = 25 ft. (Per CCV & MoCo) (11/2)
Front B.R.L. (W. Irving Street) = 25 ft. (Per CCV & MoCo) (11/2)
Rear B.R.L. = 20 ft. min. (Per CCV & MoCo) (11)
Side B.R.L. = 7 ft. min. (Per CCV & MoCo) (11)
- [1] Per Montgomery County Code Section 4.4.1.A.1, the established building line applies only to new buildings, and does not apply to an alteration or addition of an existing building. For the purpose of this survey, the zone and open minimum of 25 ft. is shown herein. The applicability of the established building line will be assessed during the preparation of the Preliminary Site Plan.
- [2] Per Chevy Chase Village Code Section 8-16(c), no structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
- [3] The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

ZONING DATA (LOT 18)

- 1) Zoning: R-40
Minimum Lot Area = 6,000 sq. ft.
Minimum Lot Width at B.W. = 25 ft.
Minimum Lot Width at E.R.L. = 60 ft.
- Front B.R.L. (W. Irving Street) = 25 ft. (Per CCV & MoCo) (11/2)
Rear B.R.L. = 20 ft. min. (Per CCV & MoCo) (11)
Side B.R.L. = 8 ft. min., 15 ft. total (Per MoCo)
- [1] Per Montgomery County Code Section 4.4.1.A.1, the established building line applies only to new buildings, and does not apply to an alteration or addition of an existing building. For the purpose of this survey, the zone and open minimum of 25 ft. is shown herein. The applicability of the established building line will be assessed during the preparation of the Preliminary Site Plan.
- [2] Per Chevy Chase Village Code Section 8-16(c), no structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
- [3] The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

SURVEYOR'S CERTIFICATE

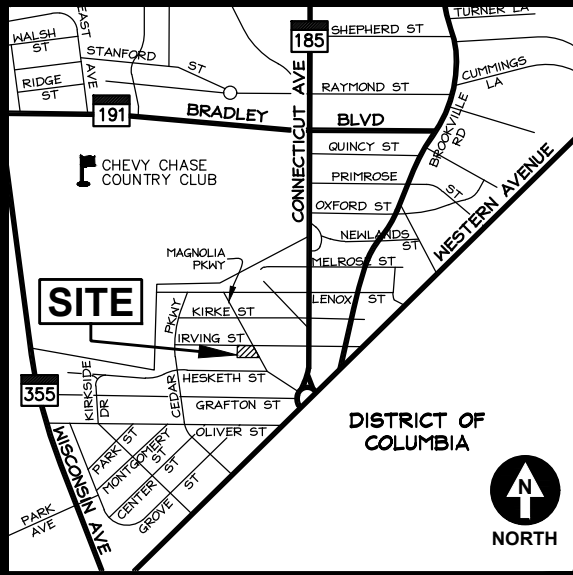
I hereby certify that the boundary information shown herein has been based upon the results of a field survey pursuant to the deed and/or plat of record. Existing structures shown have been field located based upon measurements from property markers found or set. Dimensions indicated herein are accurate to 0.1-ft.

Jeffrey A. Hammond
JEFFREY A. HAMMOND
Professional Surveyor License No. 2115, Exp. 07/13/2021



LEGEND

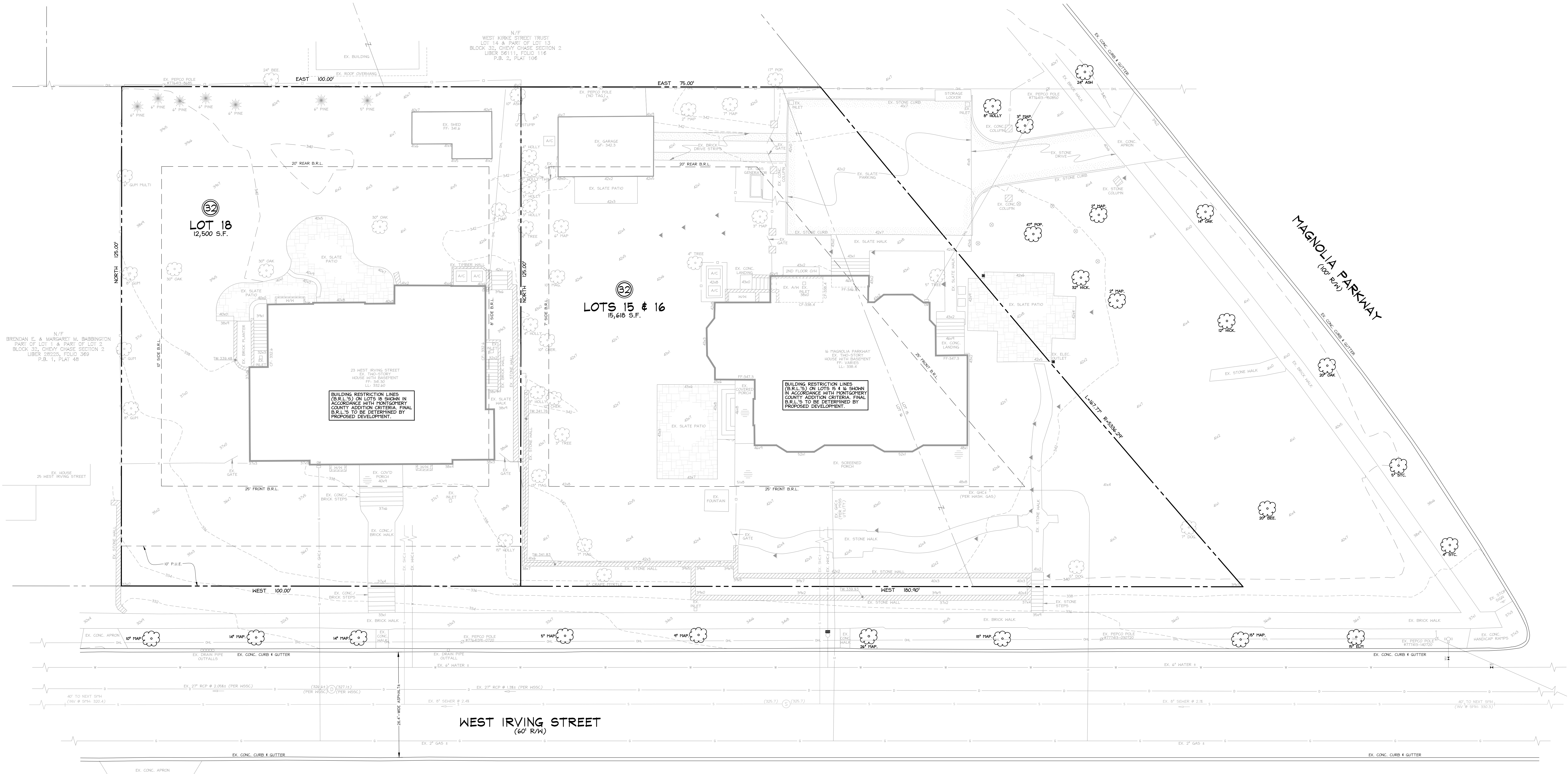
EXISTING FEATURES	
	Ex. Storm Drain with Manhole
	Ex. Sewer Manhole and Invert
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Two-And-Ten-foot Contours
	Ex. Spot Elevation
	Ex. Chain Link or Wire Fence
	Ex. Wood or Stockade Fence
	Ex. Metal or Iron Fence
	Ex. Retaining Wall
	Ex. Tree
	Ex. Roadside Tree
	Ex. Ground Light
	Ex. Metal Pole
	Ex. Fire Hydrant



CAS JOB NO.: 19-455

DATE: 08/2019

DATE	REVISION
08/2019	DWG. Building Permit Site Plan Base Sheet to Client and Architect.



UTILITY INFORMATION

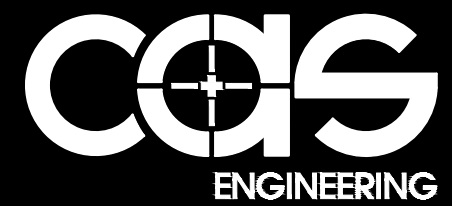
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISION	BY
PEPCO	07/24/2019	DMJ			
VERIZON	07/24/2019	DMJ			
WASH. GAS	07/24/2019	DMJ			
W.S.S.C.	07/24/2019	DMJ			
SEWER CONTRACT DRAWING	07/24/2019	DMJ			
WATER CONTRACT DRAWING	07/24/2019	DMJ			
UTILITY CONNECTION NUMERIC CODES	07/24/2019	DMJ			

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-367-3773. OR LOG ON TO www.missutility.com 48 HOURS IN ADVANCE OF ANY WORK IN THIS MOUNTAIN. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 246 OF THE MONTGOMERY COUNTY CODE.

Lots 15, 16 & 18, Block 32, Chevy Chase, Section 2
Lot 18 - Plat No. 23830, Recorded 05/2008
Lots 15 & 16 - Plat No. 106, Recorded 09/1909
Beltsville (7th) Election District, Montgomery County, MD

23 West Irving Street & 16 Magnolia Parkway
Chevy Chase, Maryland 20815



CAS ENGINEERING-MD
10 South Bentz Street
Frederick, Maryland 21701
301-601-8031 Phone
info@casengineering.com
www.cas-engineering.com

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20038
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

OWNER
Michael Friedman
16 Magnolia Parkway
Chevy Chase, MD 20815
captainmstudio@comcast.net
(301) 351-0653 Phone

ARCHITECT
Martin J. Locraft
Fowlkes Studio
1711 Connecticut Avenue NW, Suite 204B
Washington, DC 20009
(202) 905-5913 Cell
martin@fowlkesstudio.com

23 West Irving Street & 16 Magnolia Parkway
Lots 15, 16 & 18, Block 32
Chevy Chase, Section 2
- Chevy Chase Village -
Boundary & Topographic Survey

SHEET TITLE:
Boundary & Topographic Survey



SOUTH ELEVATION 1
SHED AT 23 WEST IRVING STREET, CHEVY CHASE, MD NTS



WEST ELEVATION 2
SHED AT 23 WEST IRVING STREET, CHEVY CHASE, MD NTS



1711 Connecticut Ave, NW 204
Washington, DC 20009
(202) 758 - 5518

WEST IRVING

23 WEST IRVING ST.
CHEVY CHASE, MD 20815

Scope:

Renovation and addition of two-story home with a basement.

Owner:

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Builder:

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201 Defense Highway, Suite 202
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Issue Date:

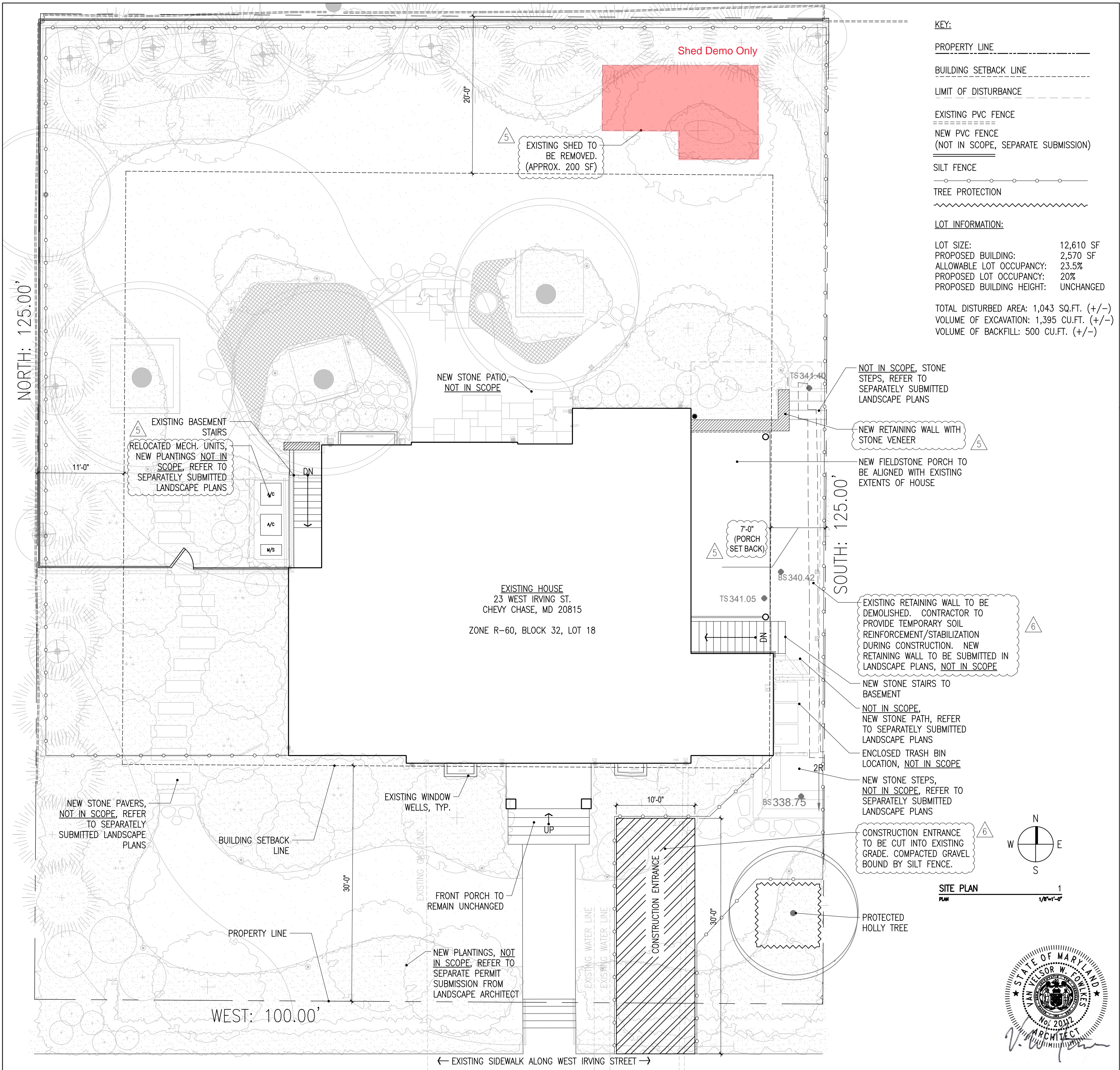
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Porch Revisions
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HAWP Submission
Interior Coordination
Structural Coordination
Permit Set
Permit Revisions
CCV Revisions
CCV Submission
Site Plan Revisions

scale:
NTS

title:
EXISTING SHED PHOTOS

number:
C002



1711 Connecticut Ave. NW 204
Washington, DC 20009
(202) 758 - 5518

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CCV Submission
Site Plan Revisions

scale:
1/8" = 1'-0"

title:

SITE PLAN

number:

CIV001



March 15, 2021

Horizon Houseworks, LLC
201 Defense Highway
Suite 202
Annapolis, MD 21401

Chevy Chase Village
5906 Connecticut Ave.
Chevy Chase, MD 20815

RE: Demolition of existing back yard shed at:
23 West Irving St
Chevy Chase, MD 20815

This letter is to confirm the demolition of the shed and removal of all construction debris will be done in accordance with all Chevy Chase Village and Montgomery County codes, ordinances and all requirements of all permits issued in conjunction with said work.

All sediment control and tree protection will be in place before demolition begins.

Demolition will be done by hand using hand tools and saws. Concrete will be demolished using a jack hammer and skid steer. All debris will be loaded into and taken away by a dump truck. We will use water to control any dust.

The demolition of the shed should take approximately 2-3 days and should not affect the health, safety and use of adjoining properties.

Sincerely,
Louis Siegrist
Project Manager
Horizon Houseworks



Asbestos Sampling Report
23 West Irving Street
Chevy Chase, MD

MAC Project No. 6912-1

Prepared for:

Mr. Jonathan Reyes
Horizon Builders
201 Defense Highway Suite 202
Annapolis, MD 21401

Prepared by

MAC CORPORATION OF VIRGINIA

6799 Kennedy Rd Suite D
Warrenton, VA 20187
Phone: (540) 341-8434
Fax: (540) 341-8435

Issue Date

March 12, 2021

INTRODUCTION

Per the authorization of Mr. Johnathan Reyes , MAC CORPORATION OF VIRGINIA (MAC) performed asbestos and lead sampling at 23 W. Irving St – Chevy Chase, MD. On February 25, 2021, suspect building materials were sampled for asbestos and lead content. **Laboratory analysis has indicated that no lead base paint or asbestos containing material was detected.**

The location is a wooden shed on a residential property.

Upon review of a location for asbestos, if the existence of Asbestos Containing Material (ACM) is suspected, three basic types of material sampled for Polarized Light Microscopy (PLM) analysis for asbestos. These materials are as follows:

- a. Surfacing Materials: Materials which are spray or trowel applied to building surfaces, such as, acoustical plaster, sprayed on fire-proofing and white coat ceiling coating.
- b. Thermal System Insulation: Materials on mechanical systems requiring thermal insulation or condensation absorption, such as, pipe covering, duct insulation and vibration damping material, boiler, furnace, hot water tank, and other insulation and gasket materials.
- c. Miscellaneous Materials: Materials which do not fall into the previous two categories, but which are likely to contain asbestos such as, floor and ceiling tiles, fire doors, electrical wire insulation, wall tiles and molding and transite boards.

2. SCOPE OF THE ASSIGNMENT

The survey was conducted in accordance with Code of federal Regulations (CFR) 40 part 61, the National Emissions Standards for Hazardous Air Pollutants (NESHAP) by Mr. Kerem B. Cetinbas, Licensed Asbestos Inspector. Bulk samples of suspect building materials were obtained for subsequent analysis at our contract laboratories.

3. METHODOLOGY

Sampling was performed in accordance with current EPA sampling protocols. EPA defines an asbestos containing material as any material, which contains

greater than 1% asbestos. The site consists of multiple homogenous areas and functional spaces. Sampling was done statistically random.

4. ANALYSIS

All samples were transported to our Contract Laboratories. The samples were analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The following institutions have accredited the laboratory:

American Industrial Hygiene Association (AIHA)

National Institute of Standards and Technology (NIST)

Licensed by the Commonwealth of Virginia

5. FINDINGS

A total of 2 samples were analyzed by PLM and no asbestos was detected.

4 paint samples were tested and none were found to be lead base paint.

6. RECOMMENDATIONS

In the event of a demolition, we recommend proper removal and disposal per municipal, state, EPA and OSHA regulations.

7. DISCLAIMER

MAC has prepared this report for your use in accordance with generally accepted asbestos inspection practices. Inaccessible and concealed areas that we were not able to observe during our inspection may contain ACM and MAC does not guarantee any service associated with this inspection. The liability of MAC with regard to professional error and omissions cannot be in excess of the fee charged for this project.

Samples will be retained in the laboratory for a period of 30 days, after which they will be discarded, unless instructions are received from you as to their disposal. We have appreciated the opportunity to be of service to you on this project, and looking forward to work with you on your future projects.

Respectfully Submitted:
MAC CORPORATION OF VIRGINIA



Kerem B. Cetinbas
Project Manager



Analysis Report
prepared for
MAC Corporation of Virginia

Report Date: 3/11/2021

Project Name: 23 W Irving St -CC MD

Project #: 6912-1

SanAir ID#: 21008700



NVLAP LAB CODE 200870-0

1551 Oakbridge Dr. Suite B | Powhatan, Virginia 23139-8061
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

21008700

FINAL REPORT

3/11/2021 3:25:30 PM

Name: MAC Corporation of Virginia
Address: 6799 Kennedy Road
Ste D
Warrenton, VA 20187
Phone: 540-341-8434

Project Number: 6912-1
P.O. Number: 6912-1
Project Name: 23 W Irving St -CC MD
Collected Date: 3/2/2021
Received Date: 3/4/2021 10:49:00 AM

Dear Kerem Cetinbas,

We at SanAir would like to thank you for the work you recently submitted. The 2 sample(s) were received on Thursday, March 04, 2021 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is written in a cursive, flowing style.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 2 samples in Good condition.



SanAir ID Number

21008700

FINAL REPORT

3/11/2021 3:25:30 PM

Name: MAC Corporation of Virginia
Address: 6799 Kennedy Road
Ste D
Warrenton, VA 20187
Phone: 540-341-8434

Project Number: 6912-1
P.O. Number: 6912-1
Project Name: 23 W Irving St -CC MD
Collected Date: 3/2/2021
Received Date: 3/4/2021 10:49:00 AM

Analyst: Childress, Susan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 21008700-001 Shingle	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
2 / 21008700-002 Shingle	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected

Analyst: *Susan P. Childress*

Approved Signatory:

Sandra Sobrin

Analysis Date: 3/11/2021

Date: 3/11/2021

Disclaimer

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Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Certifications

NVLAP lab code 200870-0

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075, LA-0084

New York ELAP lab ID: 11983

Rhode Island License Number: PCM00126, PLM00126, TEM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

West Virginia License Number: LT000616

Vermont License: AL166318

Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020





Analysis Report
prepared for
MAC Corporation of Virginia

Report Date: 3/11/2021

Project Name: 23 W Irving St CC MD

Project #: 6912-2

SanAir ID#: 21010106



1551 Oakbridge Dr. Suite B | Powhatan, Virginia 23139-8061
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

21010106

FINAL REPORT

3/11/2021 3:13:22 PM

Name: MAC Corporation of Virginia
Address: 6799 Kennedy Road
Ste D
Warrenton, VA 20187
Phone: 540-341-8434

Project Number: 6912-2
P.O. Number: 6912-2
Project Name: 23 W Irving St CC MD
Collected Date: 3/2/2021
Received Date: 3/8/2021 10:47:00 AM

Dear Kerem Cetinbas,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Monday, March 08, 2021 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 4, 6.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Abisola Kasali".

Abisola Kasali
Metals Laboratory Director
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis on Test Family AA
- Disclaimers and Additional Information

Sample conditions:

- 4 samples in Good condition.



SanAir ID Number

21010106

FINAL REPORT

3/11/2021 3:13:22 PM

Name: MAC Corporation of Virginia
Address: 6799 Kennedy Road
Ste D
Warrenton, VA 20187
Phone: 540-341-8434

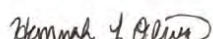
Project Number: 6912-2
P.O. Number: 6912-2
Project Name: 23 W Irving St CC MD
Collected Date: 3/2/2021
Received Date: 3/8/2021 10:47:00 AM

Analyst: Oliver, Hannah
Test Method: SW846/M3050B/7000B

Lead Paint Analysis

PAINT Sample	Description	$\mu\text{g Pb}$ In Sample	Sample Size (grams)	Calculated RL	Sample Results	Sample Results
21010106 - 1	1 White Wood Trim	< 10	0.1029	97.2	<97.2 $\mu\text{g/g (ppm)}$	<0.010 % By Weight
21010106 - 2	2 White Wood Trim	< 10	0.0755	132.5	<132.5 $\mu\text{g/g (ppm)}$	<0.013 % By Weight
21010106 - 3	4 White On Door	< 10	0.0775	129	<129 $\mu\text{g/g (ppm)}$	<0.013 % By Weight
21010106 - 4	6 Brown Siding	< 10	0.073	137	<137 $\mu\text{g/g (ppm)}$	<0.014 % By Weight

Method Reporting Limit <10 $\mu\text{g}/0.1\text{ g}$ paint

Signature: 

Date: 3/11/2021

Reviewed: 

Date: 3/11/2021

Disclaimer

SanAir Technologies Laboratory, Inc. participates in the Environmental Lead Accreditation Program (ELAP) administered by AIHA-LAP, LLC (Lab ID162952). Refer to our accreditation certificate or www.aihaaccreditedlabs.org for an up to date list of the Fields of Testing for which we are accredited. SanAir also participates in the State of New York's DOH-ELAP (Lab Id 11983), and has met the EPA's NLLAP program standards. This report does not constitute endorsement by AIHA-LAP, LLC and/or any other U.S. governmental agencies; and may not be accredited by every local, state or federal regulatory agency.

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February 19, 2021

Horizon House Works
201 Defense Hwy.
Annapolis, MD 21401

Service Property:
23 W. Irving Street
Chevy Chase, MD 20815

Pest Control Operator:
Business Name Home Paramount Pest Control Company
Business ID/BBL# 54076XXX - 1823
License Period 07/01/2020 - 06/30/2021

To Whom it May Concern:

Home Paramount is licensed with the Maryland Department of Agriculture in the category of "Industrial, Institutional, and Structural & Related - General Pest Control & Rodent Control."

Home Paramount has inspected the Service Property areas and find that they are free of any rodents or other pests. Home Paramount installed and secured rodent LP stations around the exterior of the properties and baited stations accordingly for rodent control.

Home Paramount Pest Control

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

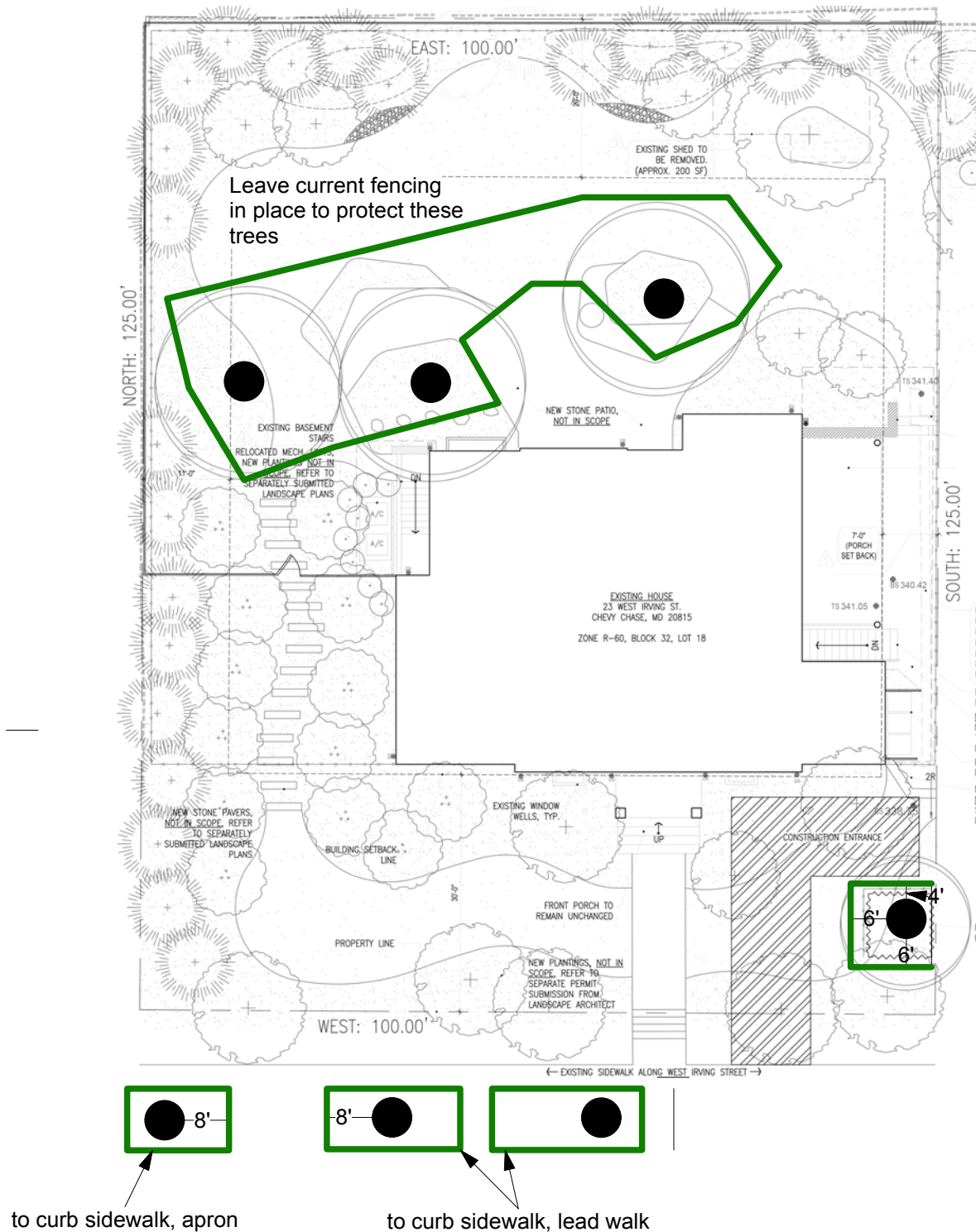
December 3, 2020

Tree Preservation Plan – 23 West Irving Street

I recommend issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence 23 West Irving Street
Tree protection shall include:

1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all workers on site that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside of the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
3. No excavation is permitted within the tree preservation areas.
4. The Chevy Chase Village office shall be notified if there is any change in the construction plans that would impact the protected trees.
5. If excavation (outside of the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.
6. The Owner/Contractor shall maintain the fencing until the construction is complete. The fencing may be removed for preparation and installation of new landscaping.



Online Form Submittal: Website Posting Notice for Appeal, Special Permit and Variance Hearing

noreply@civicplus.com <noreply@civicplus.com>

Fri 2/12/2021 11:05 AM

To: Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>; CCV Permitting <ccvpermitting@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Website Posting Notice for Appeal, Special Permit and Variance Hearing

Case Number: *Field not completed.*

Hearing Date: 2/19/2021

(Section Break)

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at for review by the general public.

Applicant/Appellant Name Mike Friedman

Phone Number: *Field not completed.*

Address: 23 West Irving Street, Chevy Chase, MD 20815

Email Address: *Field not completed.*

Applicant/Appellant
Signature: Mike Friedman

(Section Break)

Agent Name for
applicant/appellant: Sean Haislip

Phone Number: 7578171087

Address 1711 Connecticut Ave NW, 204B, Washington, DC 20009

Email Address: sean@fowlkesstudio.com

Signature of agent: Sean Haislip

(Section Break)

Email not displaying correctly? [View it in your browser.](#)

Search Result for MONTGOMERY COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 07 Account Number - 00457108							
Owner Information											
Owner Name:				FRIEDMAN MICHAEL C FRIEDMAN ADENA T				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:				16 MAGNOLIA PKWY CHEVY CHASE MD 20815-				Deed Reference:		/58123/ 00426	
Location & Structure Information											
Premises Address:				23 W IRVING ST CHEVY CHASE 20815-4263				Legal Description:		CHEVY CHASE SEC 2	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	23830	
HN41	0000	0000	7230009.16	0009	2	32	18	2020	Plat Ref:		
Town: CHEVY CHASE VILLAGE											
Primary Structure Built				Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1914				4,578 SF		1834 SF		12,500 SF		111	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
2	YES	STANDARD UNIT	STUCCO/ FRAME	9	5 full/ 1 half						
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of 01/01/2020		As of 07/01/2020		As of 07/01/2021		
Land:			904,200		994,700						
Improvements			657,800		2,265,000						
Total:			1,562,000		3,259,700		2,127,900		2,693,800		
Preferential Land:			0		0						
Transfer Information											
Seller: GIBSON DUANE R & PAULA B				Date: 09/06/2019				Price: \$3,400,000			
Type: ARMS LENGTH IMPROVED				Deed1: /58123/ 00426				Deed2:			
Seller: NICHOLSON, MARGARET T				Date: 12/29/2004				Price: \$1,465,000			
Type: ARMS LENGTH IMPROVED				Deed1: /28939/ 00048				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2020			07/01/2021		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Special Tax Recapture: None											
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

Online Form Submittal: Building Permit Application

noreply@civicplus.com <noreply@civicplus.com>

Wed 12/9/2020 08:09 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Building Permit Application

Step 1

Property Address:	23 West Irving Street
Name	Sean Haislip
Email Address	sean@fowlkesstudio.com
Phone Number	7578171087
Cell Number	Field not completed.
After-hours Phone Number	Field not completed.
Project Description:	Existing shed in rear yard, approximately 200 SF, to be completely demolished. Shed
Check below if the construction will require the demolition of over fifty (50) percent of any existing structure.	Yes
Primary Contact for Project:	Architect, Contractor*
*MHIC/MD Contractor's License No.	9083201

(Section Break)

Information for Primary Contact for Project (if different from property owner):

Name	VW Fowlkes (Fowlkes Studio)
Email Address	vw@fowlkesstudio.com
Work Telephone	2027585518
Cell Number	Field not completed.
After-hours Telephone	Field not completed.

(Section Break)

Will the residence be occupied during the construction project?	No
Name	Kyle Cordeiro (Horizon Builders)
Email Address	kyle@horizonhouseworks.com
Address	201 Defense Highway, Suite 202
Work Telephone	4433365637
Cell Number	Field not completed.
After-hours Telephone	Field not completed.

(Section Break)

Is adequate on-site parking available for the construction crews?	No
File Upload	201209_23 West Irving_Shed Demo Drawings.pdf
Will road closing be required due to deliveries, equipment or other reasons?	No

Step 2

Building Permit Filing Requirements:	Field not completed.
File Upload	201209_23 West Irving_Shed Demo Drawings_1.pdf

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Electronic Signature Agreement	I agree.
Electronic Signature	Sean P. Haislip
Date:	12/9/2020

Step 3

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Permit Payment Portal – Staff Authorization Required

noreply@civicplus.com <noreply@civicplus.com>
Thu 12/10/2020 04:59 PM
To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Permit Payment Portal – Staff Authorization Required

Permit Payment

Only use this payment option after contacting the Village’s Permitting & Code Enforcement Coordinator at ccvpermitting@montgomerycountymd.gov to confirm the correct amount.


First Name	Sean
Last Name	Haislip
Project Address	23 West Irving Street
Project Description	Shed Demolition
Billing Address	1711 Connecticut Ave NW, 204B
City	Washington
State	DC
Zip Code	20009
Phone Number	7578171087
Mobile Number	Field not completed.
Email Address	sean@fowlkesstudio.com

Non-Standard Payments

Please enter the permit cost in the Quantity field.

Price	
1.00	
Quantity	30.00
Electronic Signature Agreement	I agree.
Electronic Signature	Sean Haislip

Email not displaying correctly? [View it in your browser.](#)

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager	Application denied for the following reasons:
	
	A Special Permit is required for the proposed demolition.

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ _____ (see Permit Fee Worksheet) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input type="checkbox"/> Not required for this project.	
TOTAL Fees:	Date: Staff Signature:

Damage Deposit/Performance Bond (due when permit is issued) <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
	Date: Village Manager Signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature: